

**Situs : 72 CLINTON ST**

**Parcel ID: 127-078**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

NEUFVILLE MASSA  
72 CLINTON ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	36-1
Vol / Pg	22176/31
District	
Zoning	R1C
Class	Residential

## Property Notes



127-078 03/22/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,781			78,080

Total Acres: .1557  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	78,100	78,100	0	73,300
Building	186,800	187,700	0	150,300
Total	264,900	265,800	0	223,600

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Entrance Information

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
12/21/06	BM	Not At Home	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/14/06	45892	1,500	BLDG Repair Bthrm-Ki	0
04/03/01	34297	4,600	BLDG Replace 20 Wind	100

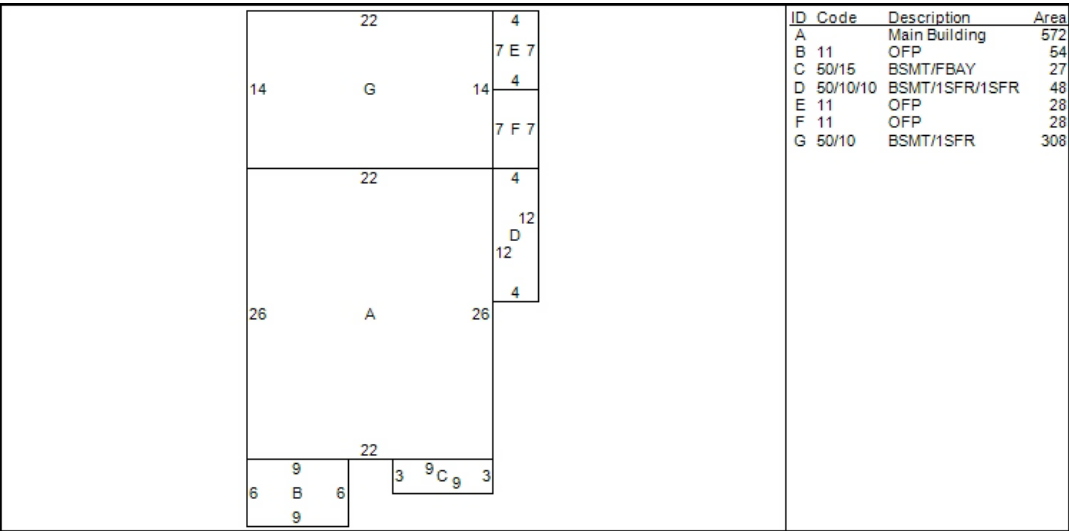
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/02	182,400	Land + Bldg	Valid Sale	22176/31		

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	250,079	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	15,644	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	265,720	<b>Additions</b>	22,930
<b>Ground Floor Area</b>	572		
<b>Total Living Area</b>	1,289	<b>Dwelling Value</b>	187,680

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1		11			870	5		11			430	
2	50	15			1,860	6	50	10			14,690	
3	50	10	10		4,650							
4		11			430							